

Approved Meeting Minutes

Middle School Building Committee Meeting

September 29, 2014 – 8:17 am

BOE Conference Room, 3rd Floor Annex Building

5 Linsley Street, North Haven, CT

Committee Members in Attendance:

Goldie Adele, Miriam Brody, Lou Coppola, Sr., Gary Johns (committee chairman), Bruce Morris, David Mikos, Joseph Porto, Michelle Spader (committee secretary), Walter Nester, Jr., and Dyann Vissicchio

Absent: Michael Brandt

Others in Attendance: Kristine Carling, Phil Piazza, Jeff Donofrio, Phil Diana, Lauren Giamundo, Mike Berger, and Joe Costa from Perkins Eastman, Kerry Kratz, Peter Adamovich (Sr. Estimator) and Katie Hurley from Gilbane, Graham Curtis and Tom Tavella of DTC

Meeting called to order by Chairman Johns at 8:15 am.

Motion to approve the September 15, 2014 meeting minutes made by Bruce Morris and seconded by Walter Nester, Jr. Motion unanimously passed.

Old Business: RFQ's for commissioning services are due tomorrow, Tuesday, September 30, 2014.

New Business: None

Correspondence: None

We are coming up on the end of the design development phase. Once these design documents are complete, Gilbane will create a cost estimate for the project. Joe Costa and Mike Berger explained that the team is continuing to refine the interior and exterior plans. Movable risers will be used to expand the stage rather than moving the rear wall back, due to cost considerations. Acoustical wall panels will be installed in the auditorium. Plans to provide accessibility for ADA compliance were also discussed. The committee feels strongly about trying to maintain the current number of seats we have in the gymnasium.

The location of the conference room in the main office was relocated to an area closer to the front entrance. The cafeteria will utilize a mixture of round and rectangle tables, which will accommodate 250 people when the tables are in use and 300 people when the room is used with only chairs set up. There was also discussion about the reconfiguration of the food service student entrance for those purchasing lunch. Michelle Spader was concerned that one line would increase wait times, thus cutting into the amount of time the students had to eat lunch. Phil Piazza said the students have 30 minutes to eat lunch and it is plenty of time for them to obtain and eat their lunch and that currently students have approximately 10 minutes where they sit idle after lunch is finished. Costa said that once inside the food service area those students branch off into the food station they choose rather than picking up a tray and sliding it down a single line. More options are going to be made available to students, especially increasing healthy options.

An acoustic deck will be utilized in the gym as well as new wall pads to absorb sound. There will also be the opportunity to gain a few bleacher seats in the main gym towards the middle since the folding partition is going to be removed.

Dave Mikos wanted to know if the wall between the main and auxiliary gym could be removed and replaced with movable mats in order to provide additional space. Joe Costa said he would have to check with the structural engineer to determine if that is a load bearing wall. There was also a discussion regarding the use of motion sensors versus manually shutting lights off. Phil Diana said the motion sensors are very expensive to replace.

Perkins Eastman said they are struggling with reducing the square footage overage due to the nature of the project being a renovation, which limits where they can place the addition and affects the phasing. The additional classrooms on the second floor also forced the addition of a fourth staircase for egress reasons. Costa shared the current square footage analysis with the committee. They are currently tracking 3% above the net area when taking into consideration the old area of the school, the new area and phasing considerations. We are 8% over in the gross area square footage, which is the exterior of the building. The areas where it increased were the size of the stairs, the number of staircases, the toilets, our corridor widths and the thickness of the structure, due in part to code requirements, including firewalls. The design team has been directed to enact every reduction strategy possible in order to further reduce the square footage, but they feel this is as close as they are going to be able to get without reducing actual square footage. This overage will have an impact on budget, but the committee won't know what the financial impact is until Gilbane completes its cost analysis.

Graham Curtis gave an update on MEP and said that a topographic survey for storm and utility plans will be completed. This survey will assist with phasing and staging in order to provide for such things as temporary gas lines and sewer sequencing. Once Gilbane determines we are on budget we will proceed with the land use approval process by submitting the wetlands application. The surveyor that was hired had done the previous survey; therefore the wetlands have already been mapped. The town of North Haven is allowing the use of this information as long as we have the original documentation from the surveyor. A new soil scientist was sent to the site to refresh and confirm the information.

Costa informed the committee that the state has misplaced our 'like new renovation' application. Kristine Carling had to resend, via FedEx, another copy of our application. This could cause a delay in the response we receive from the state.

Kerry Kratz informed the committee that the cost estimating process will take 3 to 4 weeks to complete once Perkins Eastman turns the documents over to Gilbane this week. Then there will be a weeklong reconciliation process, after which time they will be able to present the reconciled estimate to the committee. During this phase Perkins Eastman will continue to work on the construction documents. Attorney Donofrio suggested that even before final reconciliation is completed, if there is evidence that the square footage overage is going to make the project go over budget it should be shared with the committee and Perkins Eastman immediately so that decisions can be made and the architects don't get too far along in the construction document phase, especially if programmatic changes are necessary to get back within budget.

The next regular meeting of the building committee will be Monday, October 6, 2014.

There was a motion to adjourn at 10:04 am by Bruce Morris and seconded by Walter Nester, Jr. The motion unanimously passed.

Respectfully submitted,

Michelle Spader
Committee Secretary